

**When recorded return to:**

Ian Sloan  
419 34th Street  
Anacortes, WA 98221

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620043223

CHICAGO TITLE CO.

620043223

**STATUTORY WARRANTY DEED**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2871

Jul 31 2020

Amount Paid \$7029.00

Skagit County Treasurer

By Marissa Guerrero Deputy

THE GRANTOR(S) Michael A. Bonewits, an unmarried person,

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Ian Sloan, an unmarried man

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Lot(s): 9 and 10, Block: 29, Beales Maple Grove to Anacortes

Tax Parcel Number(s): P56748 / 3775-029-010-0004

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

## STATUTORY WARRANTY DEED

(continued)

Dated: July 28, 2020

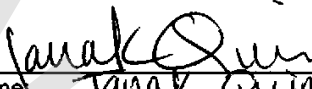
  
\_\_\_\_\_  
Michael A. Bonewits

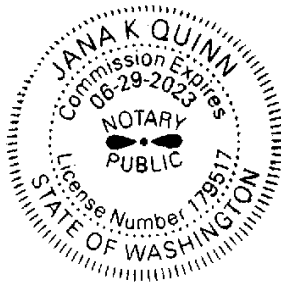
State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that

Michael A. Bonewits  
(is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: July 29 2020

  
Name: Janak Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2023



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P56748 / 3775-029-010-0004**

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Lots 9 and 10, Block 29, "BEALE'S MAPLE-GROVE ADDITION TO THE CITY OF ANACORTES," as per plat recorded in Volume 2 of Plats, page 19, records of Skagit County, Washington.

TOGETHER WITH the East 10 feet of "U" Avenue abutting Lot 10, Block 29, "BEALE'S MAPLE-GROVE ADDITION TO THE CITY OF ANACORTES," as vacated by the City of Anacortes under Auditor's File No. 9804060183.

Situate in the City of Anacortes, County of Skagit, State of Washington.

**EXHIBIT "B"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Beale's Maple-Grove Addition to the City of Anacortes:

Recording No: Volume 2 of Plats, page 19

2. Agreement regarding Encroachment, including the terms, covenants and provisions thereof

Recording Date: March 22, 1999  
Recording No.: 9903220138

3. Public or private easements, if any, over vacated portion of said premises.
4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. Assessments, if any, levied by Anacortes.
6. City, county or local improvement district assessments, if any.

**John L. Scott**  
REAL ESTATE

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated June 10, 2020  
between Ian Sloan ("Buyer")  
Buyer  
and Michael A Bonewits ("Seller")  
Seller  
concerning 419 34th Street Anacortes WA 98221 (the "Property")  
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentication  
[Signature] 06/10/2020  
Buyer 2:05:08 PM PDT Date

Authentication  
Michael A Bonewits 06/12/2020  
Seller 3:53:17 PM PDT Date

Buyer Date

Seller Date